

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

114/19 HALL STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

G01/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$552,500	11-Apr-22
10/5 PHILLIP STREET MENTONE VIC 3194	\$570,000	05-Aug-22
9/2 THISTLE GROVE HIGHETT VIC 3190	\$555,000	09-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 September 2022


**G01/1193 NEPEAN HIGHWAY
HIGHETT VIC 3190**

2 2 1

Sold Price

\$552,500

Sold Date

11-Apr-22

Distance

1.1km
**10/5 PHILLIP STREET MENTONE
VIC 3194**

2 2 1

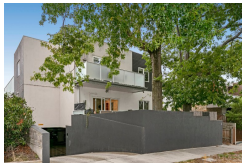
Sold Price

^{RS} **\$570,000**

Sold Date

05-Aug-22

Distance

1.5km
**9/2 THISTLE GROVE HIGHETT VIC
3190**

2 2 1

Sold Price

\$555,000

Sold Date

09-Apr-22

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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